083.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	553,700 / 553,700
					USE VALUE:	553,700 / 553,700
					ASSESSED:	553,700 / 553,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRANQUADA KATHERINE A
Owner 2:	
Owner 3:	
Street 1:	108 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOCH MARY ALICE -
Owner 2:	-
Street 1:	108 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,739 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5739.000	139,200		414,500	553,700
Total Card	0.132	139,200		414,500	553,700
Total Parcel	0.132	139,200		414,500	553,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 554.59 | /Parcel: 554.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52221
GIS Ref
GIS Ref
Insp Date 09/11/18

!6791!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	139,300	0	5,739.	414,500	553,800	553,800	Year End Roll	12/18/2019
2019	101	FV	139,500	0	5,739.	408,600	548,100	548,100	Year End Roll	1/3/2019
2018	101	FV	139,500	0	5,739.	313,900	453,400	453,400	Year End Roll	12/20/2017
2017	101	FV	139,500	0	5,739.	296,100	435,600	435,600	Year End Roll	1/3/2017
2016	101	FV	139,500	0	5,739.	272,400	411,900	411,900	Year End	1/4/2016
2015	101	FV	123,700	0	5,739.	254,600	378,300	378,300	Year End Roll	12/11/2014
2014	101	FV	123,700	0	5,739.	234,500	358,200	358,200	Year End Roll	12/16/2013
2013	101	FV	123,700	0	5,739.	234,500	358,200	358,200		12/13/2012

PRINT

Date	Time
12/10/20	21:30:37

LAST REV

Date	Time
09/27/18	11:48:11

apro

PAT ACCT. 6791

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCH MARY ALIC	1293-105		11/30/2004		368,000	No	No		
BLOCH ANNE COOL	1099-69		8/13/1992			No	No		A

USER DEFINED

Prior Id # 1:	52221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2006	1020	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	345	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5739		Sq. Ft.	Site		0	70.	1.03	6									414,521						414,500	

Total AC/HA: 0.13175 | Total SF/SM: 5739 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,521 | Spl Credit | Total: 414,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	119.070
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	189159
Depreciation:	49938
Depreciated Total:	139221

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

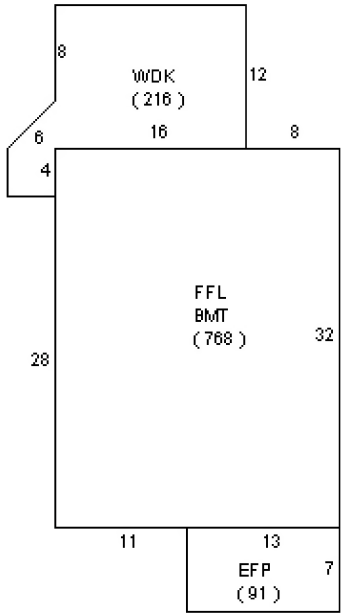
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.07
Special Features:	0	Val/Su Net:	75.53
Final Total:	139200	Val/Su SzAd	181.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	39.150	30,067
FFL	First Floor	768	119.070	91,446
WDK	Deck	216	10.420	2,250
EFP	Enclos Porch	91	56.000	5,096

Net Sketched Area:	1,843			Total:	128,859
Size Ad	768	Gross Are	1843	FinArea	998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: